

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 1, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Torrey Johnson
 Commissioner Eric Peters
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: None

Also Present: Community Development Director Timothy Gladhill
 City Planner Chloe McGuire Brigl
 Planning Intern Elliot Mohler

SECTIONS DELETED

5.03: Public Hearing: Consider Resolution #19-181 Granting an Interim Use Permit to a Religious Institution at 6937 Highway 10; Case of Freedom Church

Public Hearing

Chairperson Bauer called the public hearing to order at 7:16 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to approve the request for an Interim Use Permit to operate a religious institution on the subject property.

Citizen Input

Commissioner Woestehoff asked if an Interim Use Permit is tied to the property or the applicant.

City Planner McGuire Brigl replied that an Interim Use Permit is tied to the specific business.

Mark Reed, representing the applicant, stated that the church has been at the location since 2012 when the original temporary use permit was obtained. He stated that the church plans to continue to operate in this location. He explained that the church thought that they may outgrow the existing location but that does not seem to be the case.

Chair Bauer stated that if the church is planning to stay in this location perhaps there would be a better choice than granting an Interim Use Permit yet again.

City Planner McGuire Brigl replied that an Interim Use Permit has a time limit but noted that staff would be open to tying that limit to something else other than the ten years. She explained that the permit could be linked to an event in time, but the permit could not be indefinite.

Chair Bauer asked if this property would be impacted by the possible Highway 10 improvements in the future.

Community Development Director Gladhill noted that this parcel could be a possible partial acquisition and noted that in the future there would be additional discussions on appropriate uses for the parcel. He stated that there is potential for this to be a permitted or conditional use in the future but noted that those discussions will occur in the future and that is why staff recommended a ten-year period on this permit.

Commissioner VanScoy asked if there would be partial acquisition in the future or whether that is simply a possibility.

Community Development Director Gladhill explained that the full scope of acquisitions is not yet known, as planning has begun on a high level. He stated that the City hopes to delve further into design and engineering in 2020, where some of those questions will be answered. He stated that staff is confident that the building would remain and explained that the question would be how close the frontage road would get to the parking.

Commissioner Anderson asked if it would be more appropriate for a five-year permit rather than a ten year because of the questions that remain.

Community Development Director Gladhill replied that if acquisition is needed for the highway project, there would be a process to follow and therefore staff believes that there are adequate tools if needed and ten years would be appropriate tonight.

Commissioner Woestehoff asked if changes are made to the zoning in the ten-year period, would something then need to be done with the Interim Use Permit.

Community Development Director Gladhill noted that the zoning change would supersede the Interim Use Permit.

Mr. Reed explained the reason for the Interim Use Permit is because the property is zoned commercial. He stated that there are a lot of questions from the buildings along Highway 10 related to the future improvement project. He stated that he has been told similar to the comments

of staff about the potential impacts. He asked the type of notice that would be provided about future improvements related to Highway 10.

Community Development Director Gladhill replied that each address in the city was mailed a postcard that identified an open house that occurred on June 4th. He stated that the information is available online and a similar notice would occur once additional design details are known.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Gengler, Anderson, Johnson, Peters, and Woestehoff. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:26 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-181 granting an Interim Use Permit to operate a Religious Institution on the Subject Property.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Johnson, Anderson, Peters, VanScoy, and Woestehoff. Voting No: None. Absent: None.

SECTIONS DELETED

8. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Johnson, Peters, and Woestehoff. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.